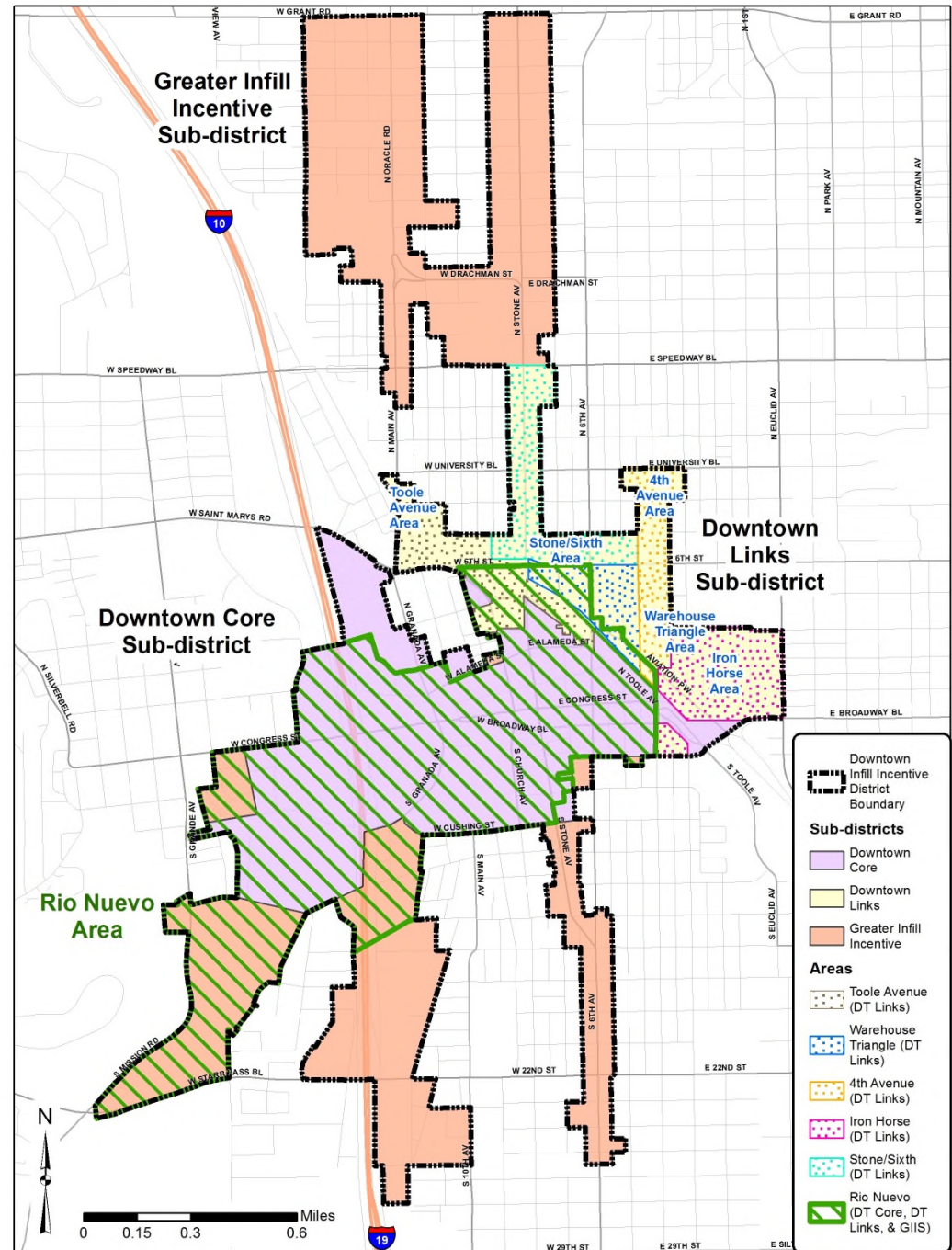


Infill Incentive District (IID)

Revisions 2014

Planning Commission
Public Hearing 12-03-14

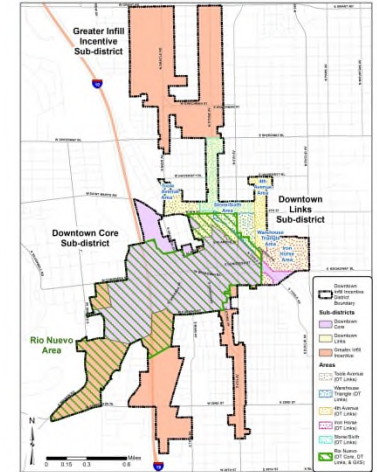


What is an Infill Incentive District (IID)?

1. An overlay with a zoning option.
2. Established by State Statutes for jurisdictions to allow incentives for infill in appropriate areas.
3. Applicants have the option to development in accordance with the regulations of the underlying zoning; **OR**,
4. Applicants can request the IID for certain development regulations, such as building setback, height, or parking, in exchange with compliance with certain design standards and privacy mitigation standards.



Chronology of IID



2006 – Established the IID boundaries

2009 – Established first set of IID zoning standards

- Downtown Links conceptual overlay document accepted

2010 – Created the IID Downtown Core and Greater Sub-districts

- Downtown Links overlay rezoning process initiated

2013 – **Mayor and Council Initiated changes to IID**

- Consolidation of IID/Downtown Links/Rio Nuevo District

2014 – Review of consolidated draft

- Public hearings by Commission and Mayor and Council



Mayor and Council Direction

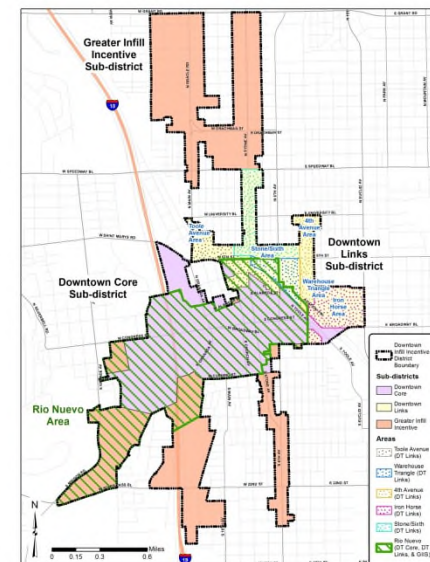
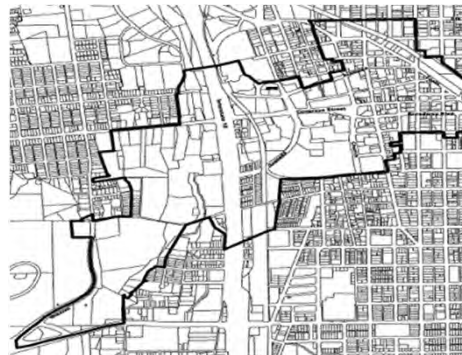
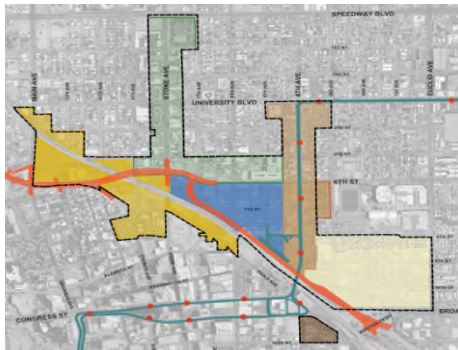
March 19, 2013

- Give more prominence to neighborhood protection
- Clarify the role of formal commitments that run with the land
- Provide for an improved design review element
- Ensure the IID stays an incentive
- **Look to not create redundancy with other overlays**
- Work with the Streetcar Land Use Plan consultant team to ensure consistency with streetcar corridor planning



Project Consolidation

- 2013 – Per Mayor & Council direction, revise IID for **neighborhood protection**, etc.
- 2011-2013 – Incorporate proposed Downtown Links Urban Overlay District into IID as a new Sub-area.
- 2012-2013 – Per **Streetcar Land Use Plan**, consolidate Rio Nuevo District and Downtown Core.



Development and Design Issues Raised by Stakeholders

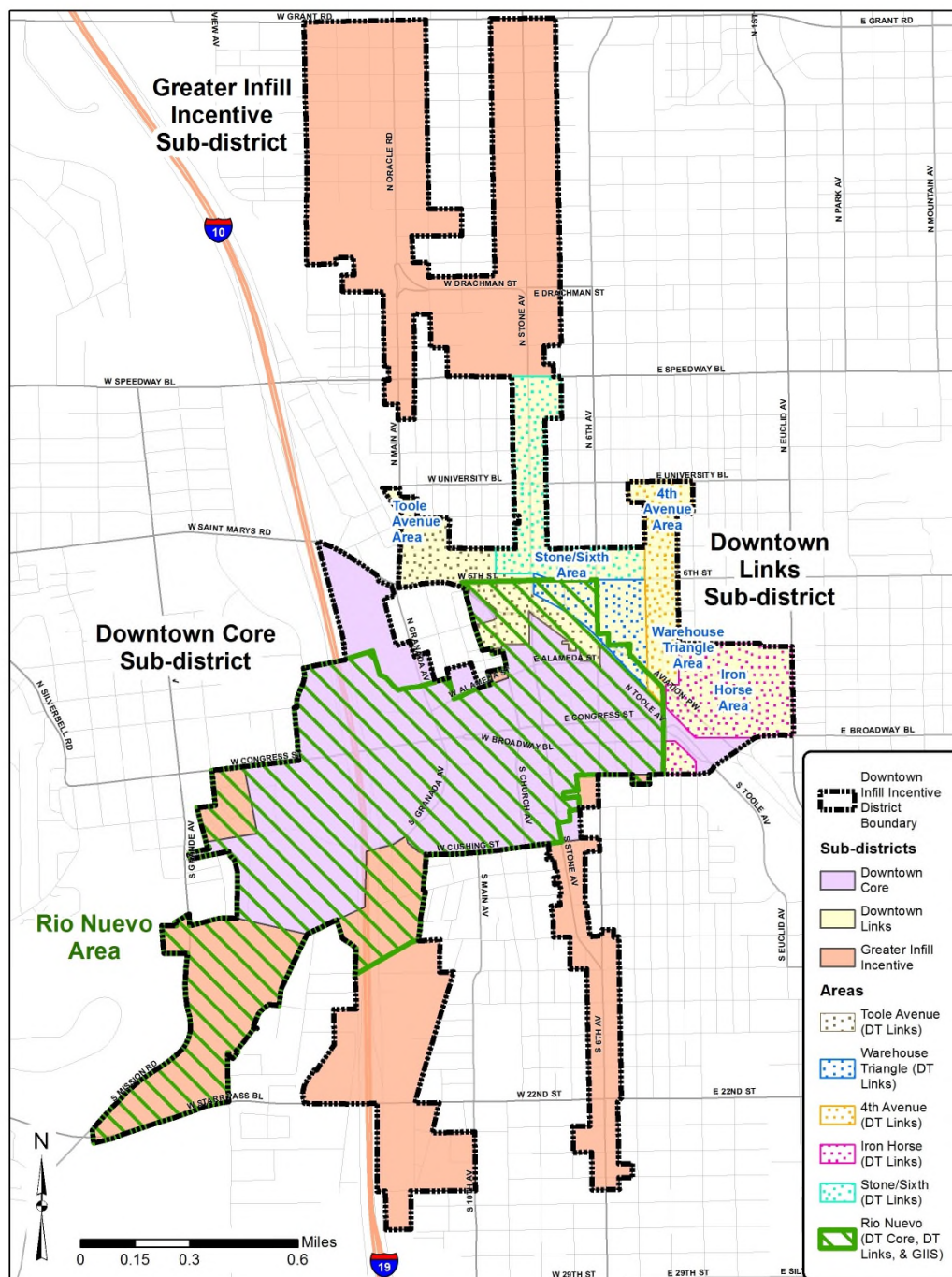
- Adjacency
- Historic Preservation
- Design Authority
- Design Guidelines and Standards
- Minor and Major Design Review
- Neighborhood Involvement
- Overlay Consolidation (Rio Nuevo and IID)
- Mitigation Plans and Commitments
- Multiple-zoned lots
- Group Dwellings
- Special Cases



Sections 5.12. (1 through 16)

- .1 Purpose
- .2 Establishment
- .3 Definitions
- .4 Applicability
- .5 IID Plan Submittal Requirements
- .6 IID Plan Review and Approval
- .7 RNA Zoning Standards
- .8 General Optional IID Standards
- .9 Greater Sub-district Standards
- .10 Downtown Core Standards
- .11 Downtown Links Standards
- .12 Toole Ave Area
- .13 Warehouse Triangle Area
- .14 Fourth Ave Area
- .15 Iron Horse Area
- .16 Stone/Sixth Area
- 11.4.2 Definitions





IID Revisions Raised by Subcommittee/Task Force Meetings

October 27, 2014 – Subcommittee/Task Force Meeting

- Issues raised: *DLS Visual Access, Group Dwellings, Parking, Shade, and DLS Armory Park*

November 5, 2014 – Subcommittee/Task Force Meeting

- Issues raised: *Design Review Committee Timeline, Major Design Review Criteria, DLS, Build to Lines*

November 13, 2014 – Neighborhood Meeting/ Subcommittee

- Issues raised: *Incentives, Historic Preservation, DLS Building Heights, Adequate Infrastructure, Traffic Impact*



Changes since November 19

- Clarify Rio Nuevo design standards still apply in the Downtown Core
- Add a minor development exception if a proposal triggers a Major Design Review



Today and Proposed Design Review in Downtown Core and Rio Nuevo

Today IID/RND Review

- Pre application meeting
- Application Completeness
- Substantive review with Design Review Board – all cases
- Historic Review as needed
- Review of IID standards by Staff
- Staff recommendation
- PDSD Director decision

Proposed IID Review

- Pre application meeting
- Application Completeness
- Substantive review
- IID Major – DRC meeting
- IID Minor –Design Professional
- Historic Review as needed
- Design Professional recommendation
- PDSD Director decision



Building Height and Historic Preservation

- Acknowledge the underlying zoning's building height standard and property owner's rights
- Design building height to be consistent with immediate adjacent building heights
 - Adjacent height limited
 - Setback area from street is set
 - Behind setback, taller height is allowed to compensate for height restricted areas



Neighborhood Involvement

- Major review – 300' noticed neighborhood meeting
- Minor review - 50' noticed neighborhood meeting
- Neighborhood summary sent to PDSD and neighborhood for further comment
- Neighborhood liaison receives monthly project updates
- DRC representation - At large neighborhood representative and one representative from association within 300'

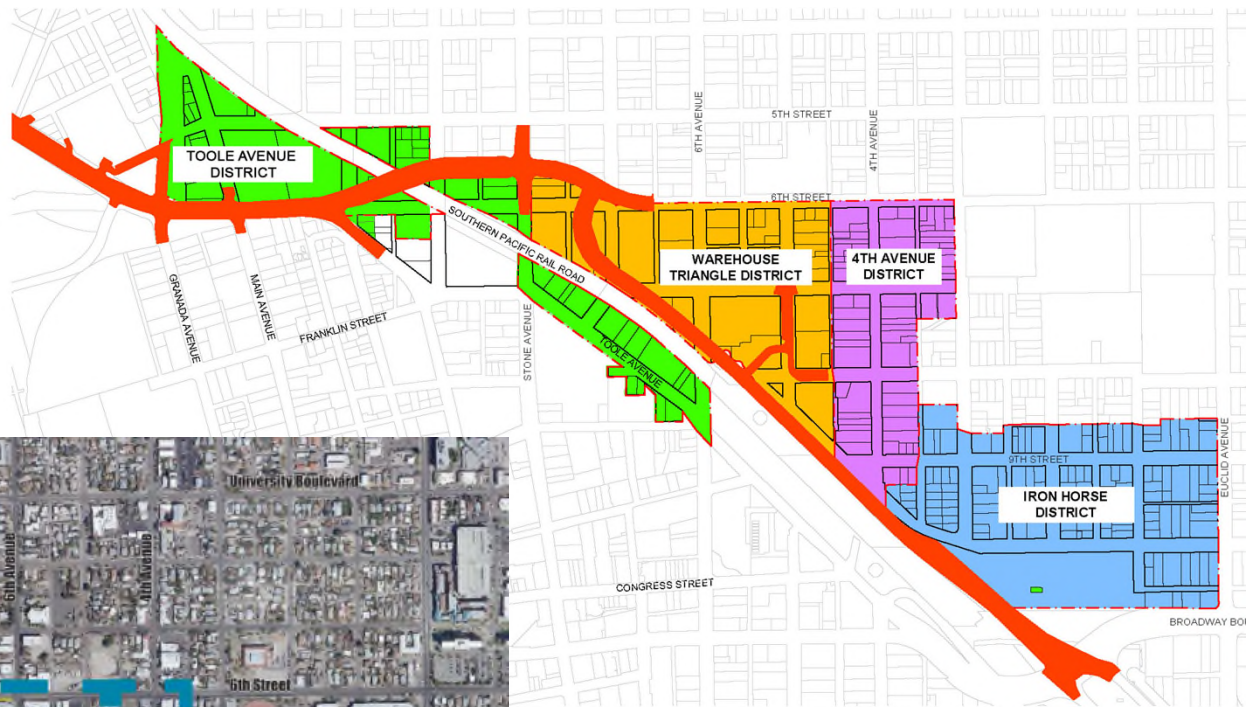


Incentives

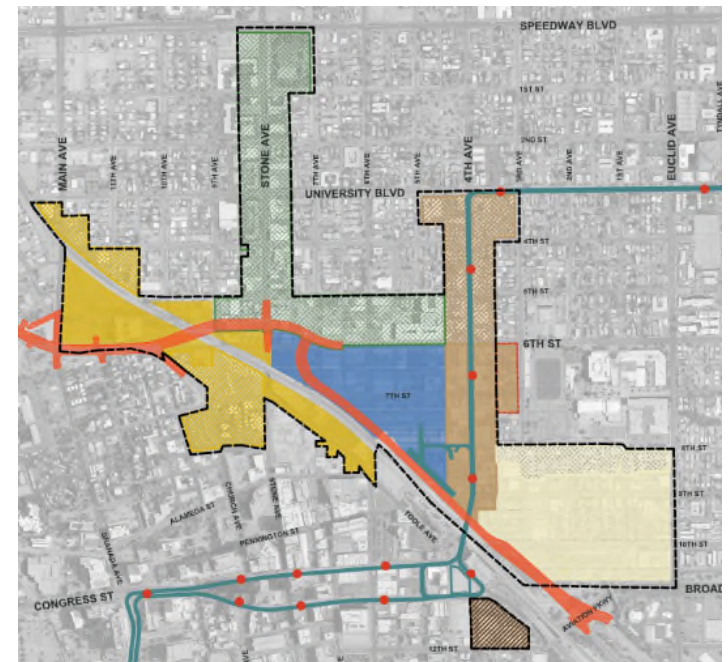
- Parking
- Development Standards
 - Pedestrian access
 - Landscaping
 - Loading
 - Lot dimensions
 - Solid waste collection
- Density Exemption
- Increased Building Height
 - D-Links
 - D-Core, GIIS
- Industrial Land Allowing Infill Uses
 - Over 100 acres
- Multi-zoned Lots Allowing More Flexibility to Site Plan



Downtown Links Process

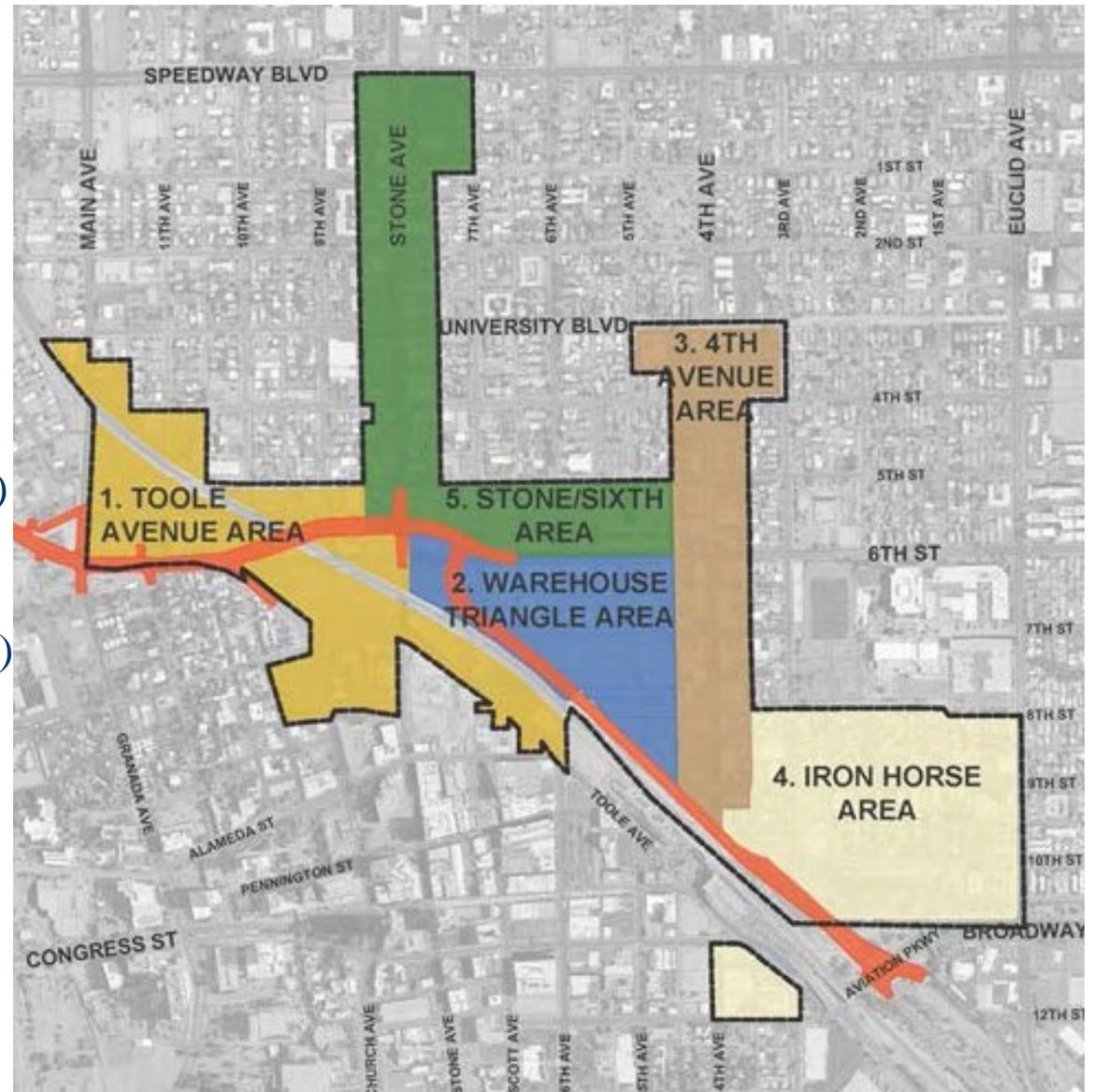


Mayor & Council
Direction →

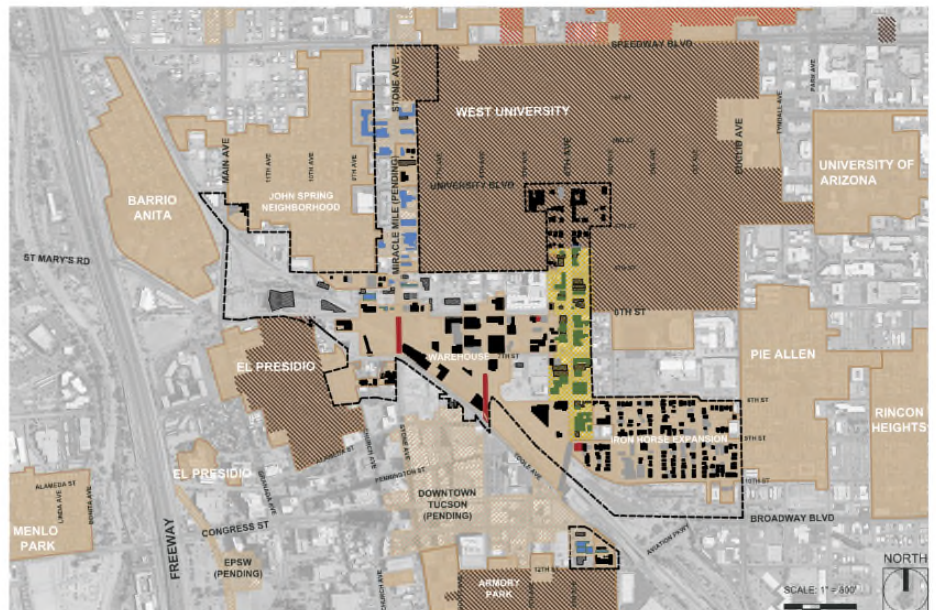
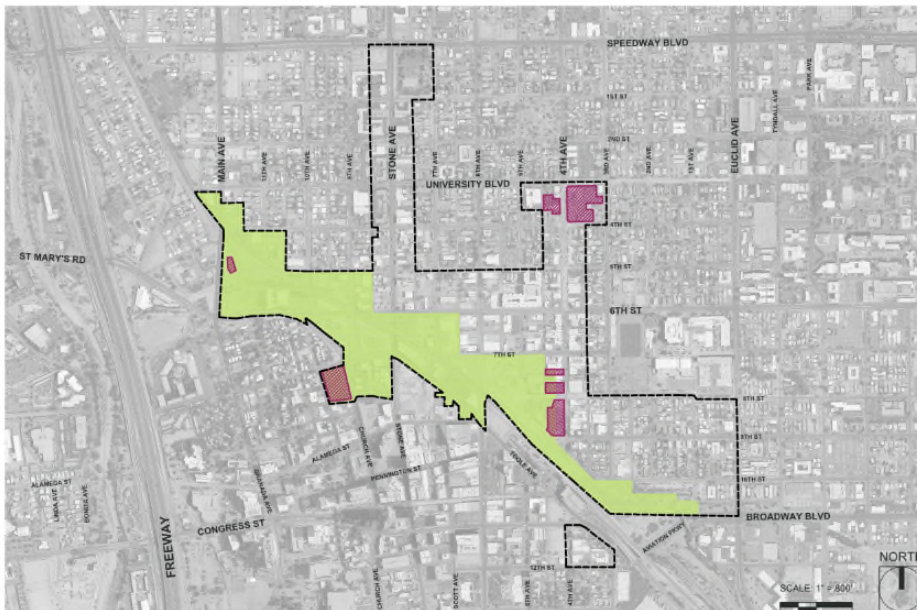
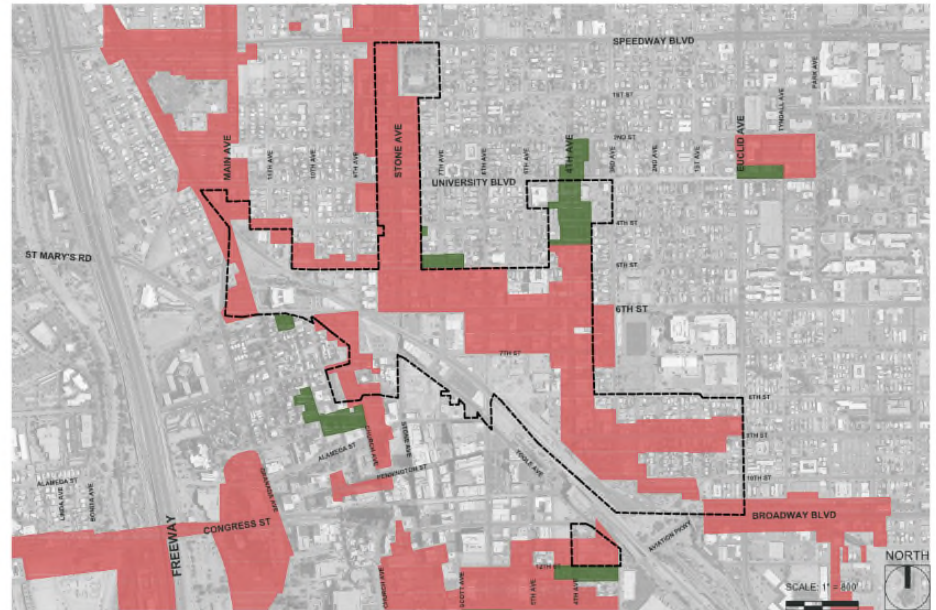
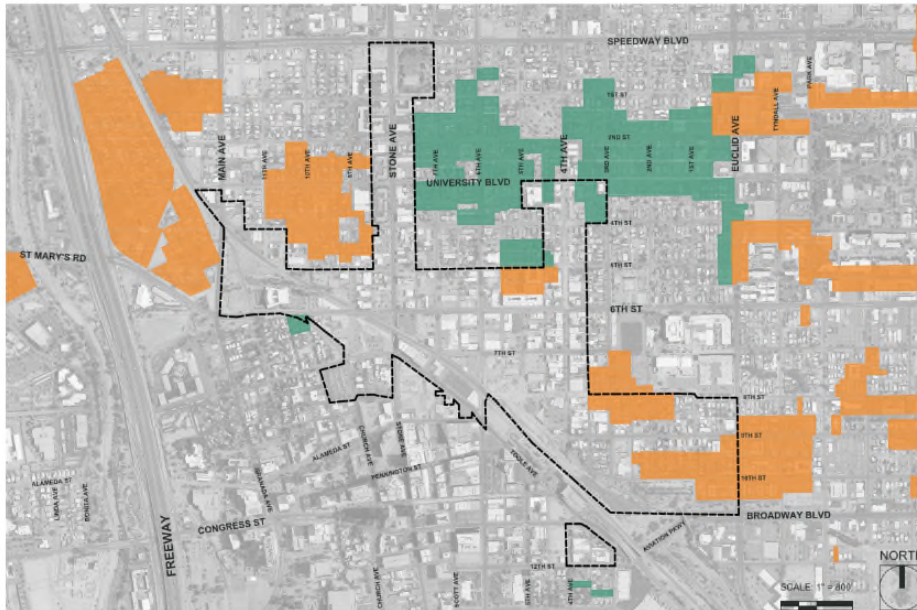


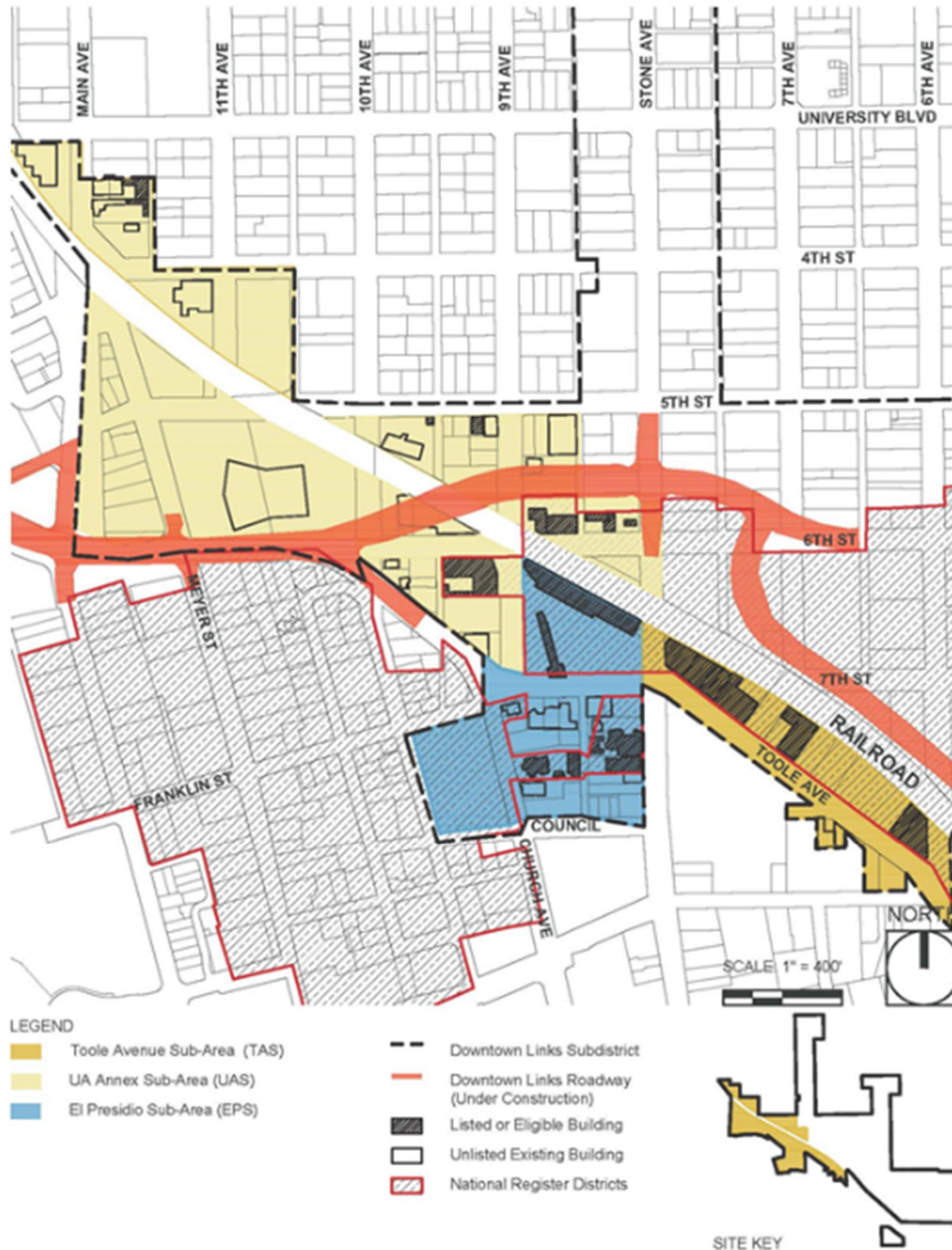
Section 5.12.11 (Downtown Links Subdistrict)

1. Toole Avenue Area (TAA)
 - a. Toole Avenue Sub-Area (TAS)
 - b. UA Annex Sub-Area (UAS)
 - c. El Presidio Sub-Area (EPS)
2. Warehouse Triangle Area (WTA)
3. Fourth Avenue Area (FAA)
 - a. Fourth Avenue Historic Sub-Area (FHS)
 - b. Fourth Avenue Sub-Area (FAS)
4. Iron Horse Area (IHA)
 - a. Armory Park and Iron Horse Mixed Use Sub-Area (AIH-MS)
 - b. Iron Horse Low Density Residential Sub-Area (IH-RS)
5. Stone/Sixth Area (SSA)
 - a. Stone Sub-Area (STS)
 - b. Sixth Street Sub-Area (SSS)



Downtown Links Zoning and Districts





1. Toole Avenue Area (TAA)

(**Allow compatible infill**)

a. Toole Avenue Sub-Area (TAS)

- Existing federal listed historic structures
- I-1 zoning

b. UA Annex Sub-Area (UAS)

- Mostly I-1 zoning
- A few federal listed historic structures
- UA ownership

c. El Presidio Sub-Area (EPS)

- Mixed zoning
- Federal historic district with listed structures
- Adjoins local historic district
- Prime vacant sites



2. Warehouse Triangle Area (WTA)

(Increase intensity of use)

- Federal historic district with listed buildings
- Prime area with little neighborhood sensitivity
- C-3 on the north, I-1 on the south
- Adjacent to streetcar





3. 4th Avenue Area (FAA)

(**Protect historic properties amid C-3**)

a. Fourth Avenue Historic Sub-Area (FHS)

- Congruent DL-IID and West University HPZ
- Mixed zoning
- A few larger redevelopment opportunities
- Streetcar location

b. Fourth Avenue Sub-Area (FAS)

- National register eligible, not listed
- Sensitive historic properties
- Very little parking opportunity
- High zoning at C-3



4. Iron Horse Area (IHA) (**Protect historic sites amid C-3, R-3**)

a. Armory Park and Iron Horse Mixed Use Sub-Area (AIH-MS)

- Federal-listed sensitive historic property
- Not protected by HPZ
- High zoning C-3
- Streetcar
- Not much parking opportunity
- Neighborhood plan goals

b. Iron Horse Low Density Residential Sub-Area (IH-RS)

- Federal-listed sensitive historic property
- Not protected by HPZ
- High zoning R-3
- Streetcar
- Not much parking opportunity



5. Stone/Sixth Area (SSA) (**Soften C-3 edges adjoining historic**)

a. Stone Sub-Area (STS)

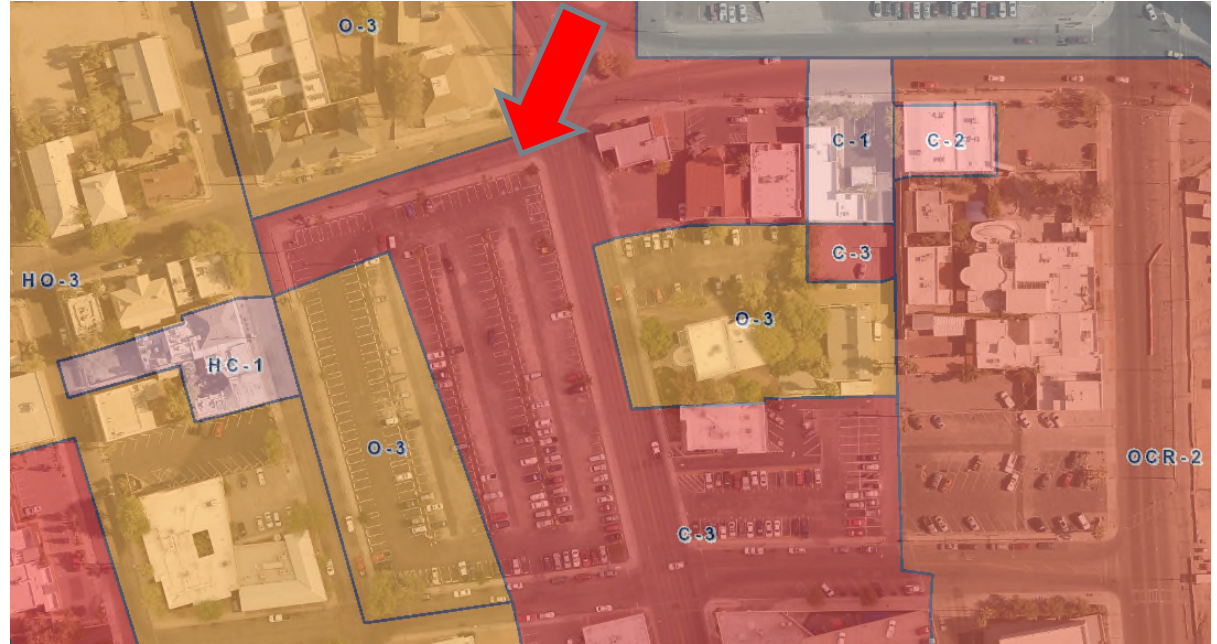
- Potentially eligible historic property
- Adjoins HPZ WUNA on east
- High zoning C-3
- Distant from streetcar
- More auto-related
- Stone Ave Corridor Plan goals

b. Sixth Street Sub-Area (SSS)

- Few eligible historic properties
- Adjoins HPZ WUNA on north
- High zoning C-3
- Closer to streetcar



Example: El Presidio Sub-area (EPS) in the Toole Avenue Area (TAA)



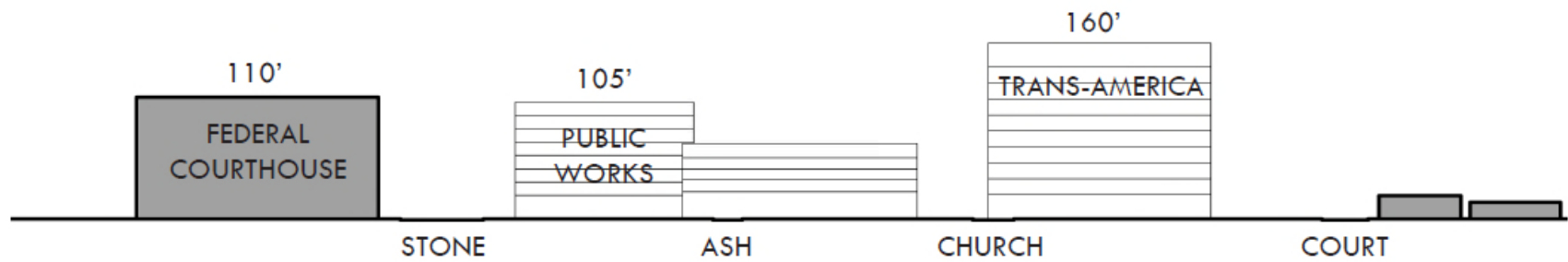
O-3 Underlying Zoning –

- This zone provides for mid-rise, office, medical, civic, and other development uses that provide reasonable compatibility with adjoining residential uses.
- Residential density (max): 22 units/acre
- Height (max):
 - Residential: 25'
 - Non-residential: 40'
- Parking (approximately 1 space for 500 SF)

C-3 Underlying Zoning –

- This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas.
- Residential density (max): 87 units/acre
- Height (max):
 - Residential: 75'
 - Non-residential: 75'
- Parking (approximately 1 space for 500 SF)

BLOCK 175 - EXISTING SITE SECTION



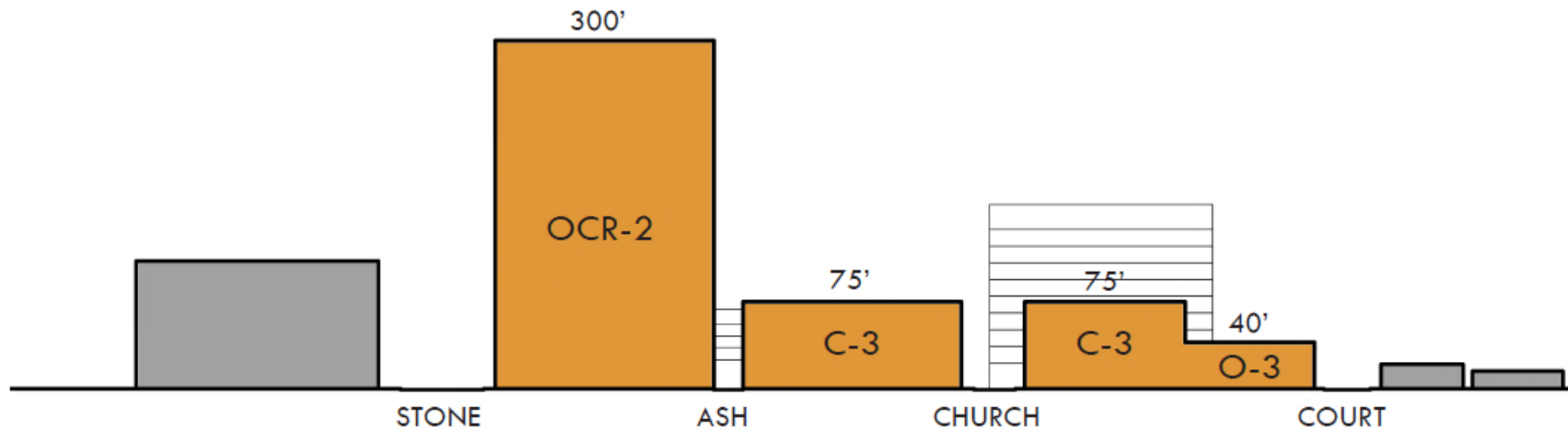
NORTH



SCALE: 1" = 400'



BLOCK 175 - UNDERLYING ZONING SITE SECTION

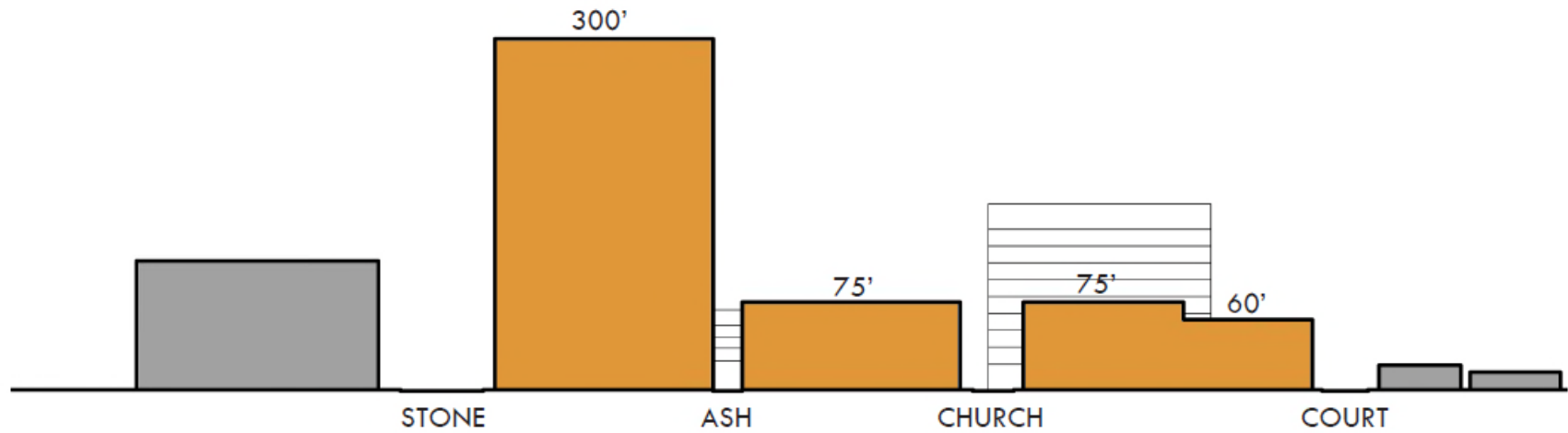


- EXISTING BUILDINGS
- MAXIMUM POTENTIAL DEVELOPMENT



SCALE: 1" = 400'

BLOCK 175 - IID DOWNTOWN CORE SITE SECTION (Today's IID)



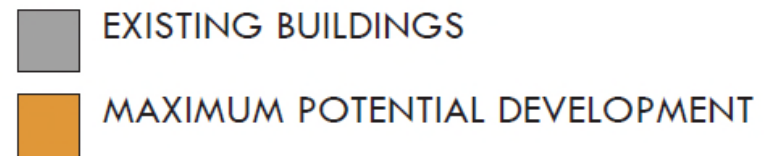
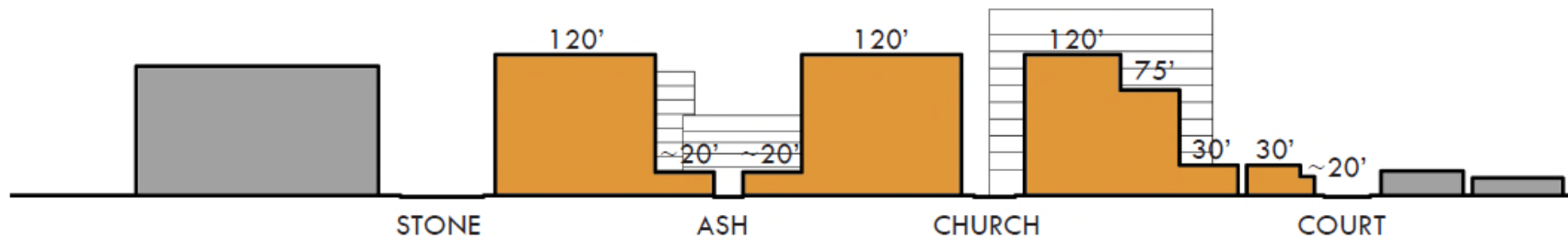
- EXISTING BUILDINGS
- MAXIMUM POTENTIAL DEVELOPMENT



SCALE: 1" = 400'



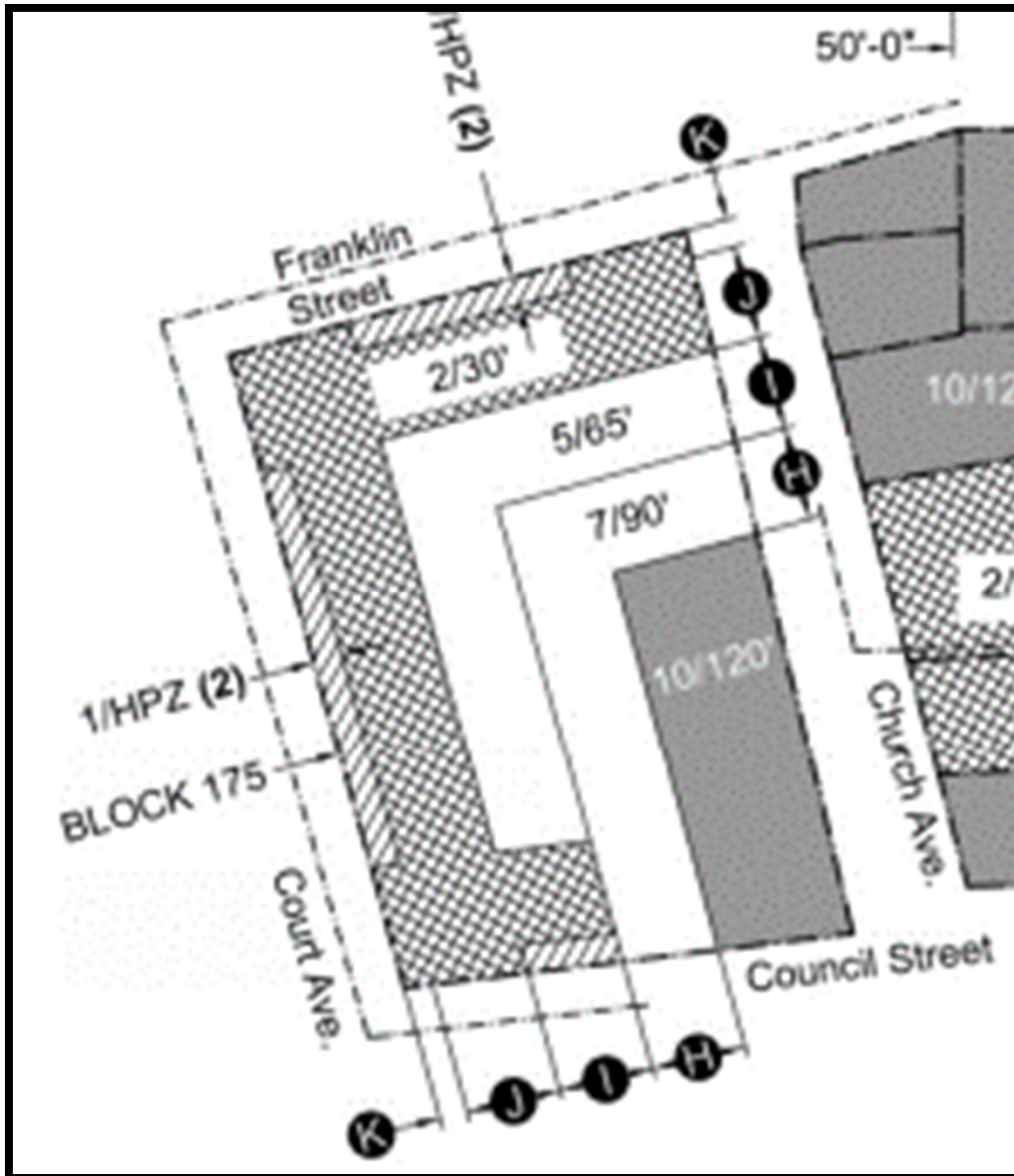
BLOCK 175 - IID DOWNTOWN LINKS SITE SECTION (Proposed IID)



SCALE: 1" = 400'

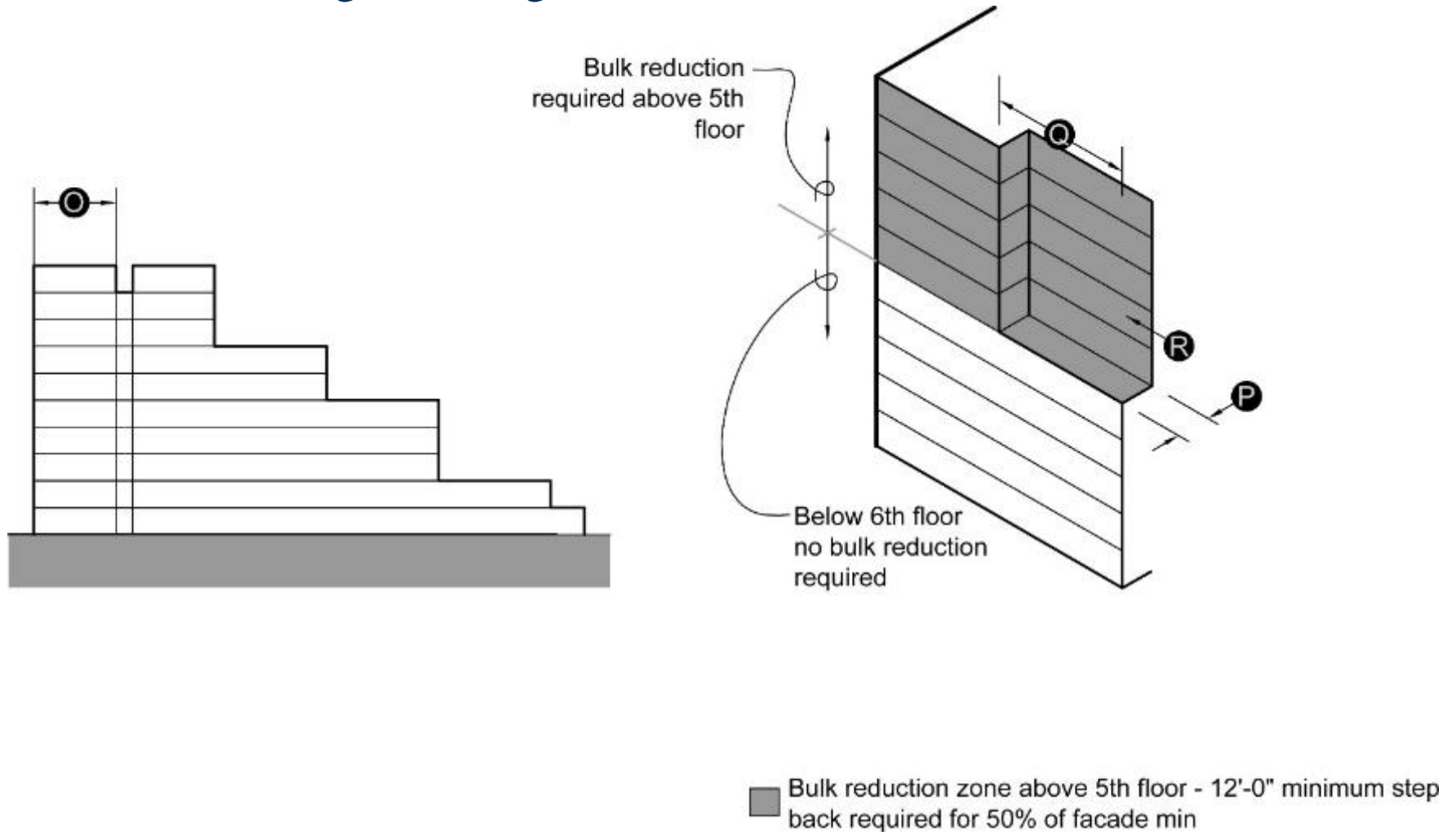


Example: EPS Building Placement



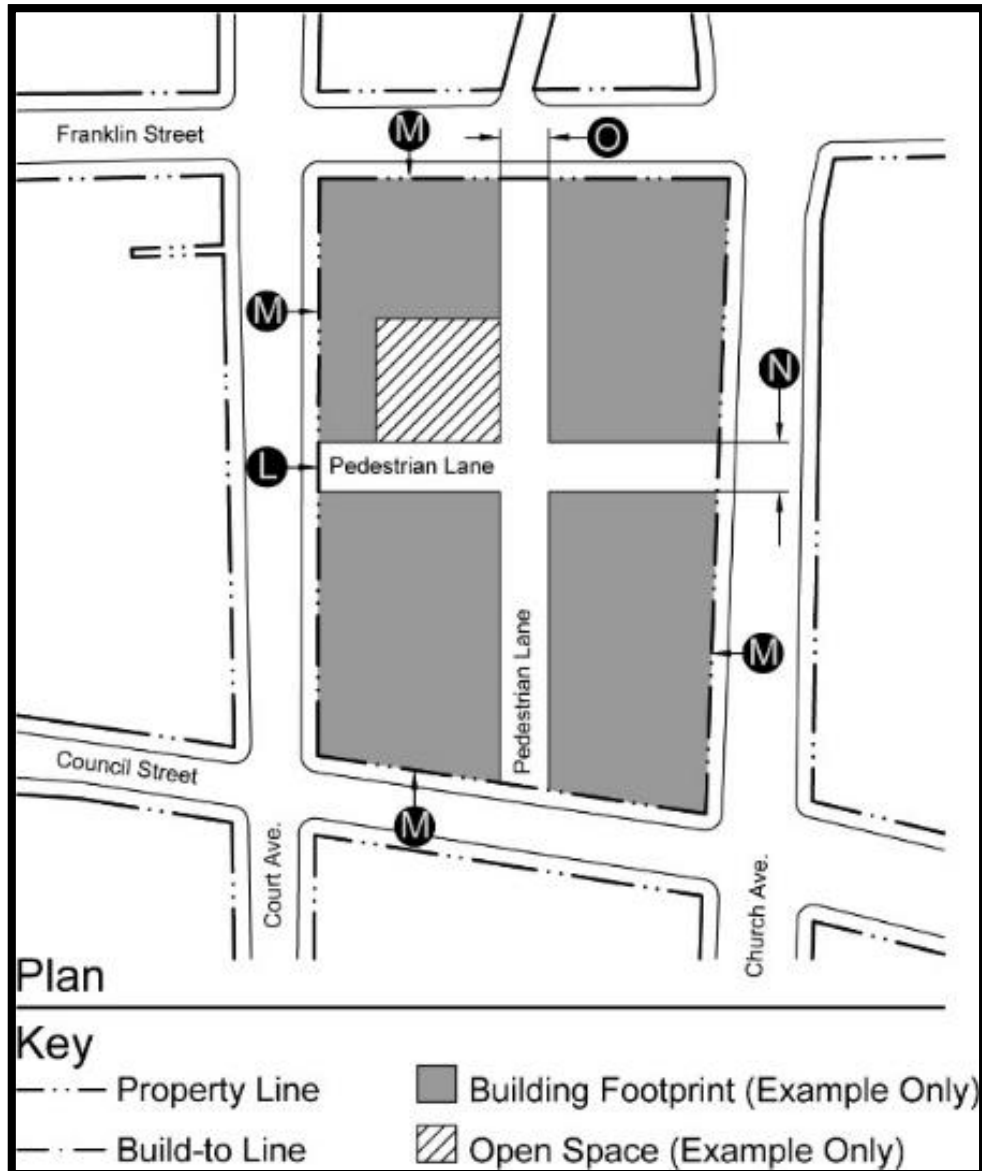
Example: El Presidio Sub-area (EPS)

Building Massing



Example: El Presidio Sub-area (EPS)

Lot Coverage, Open Space, Pedestrian Access

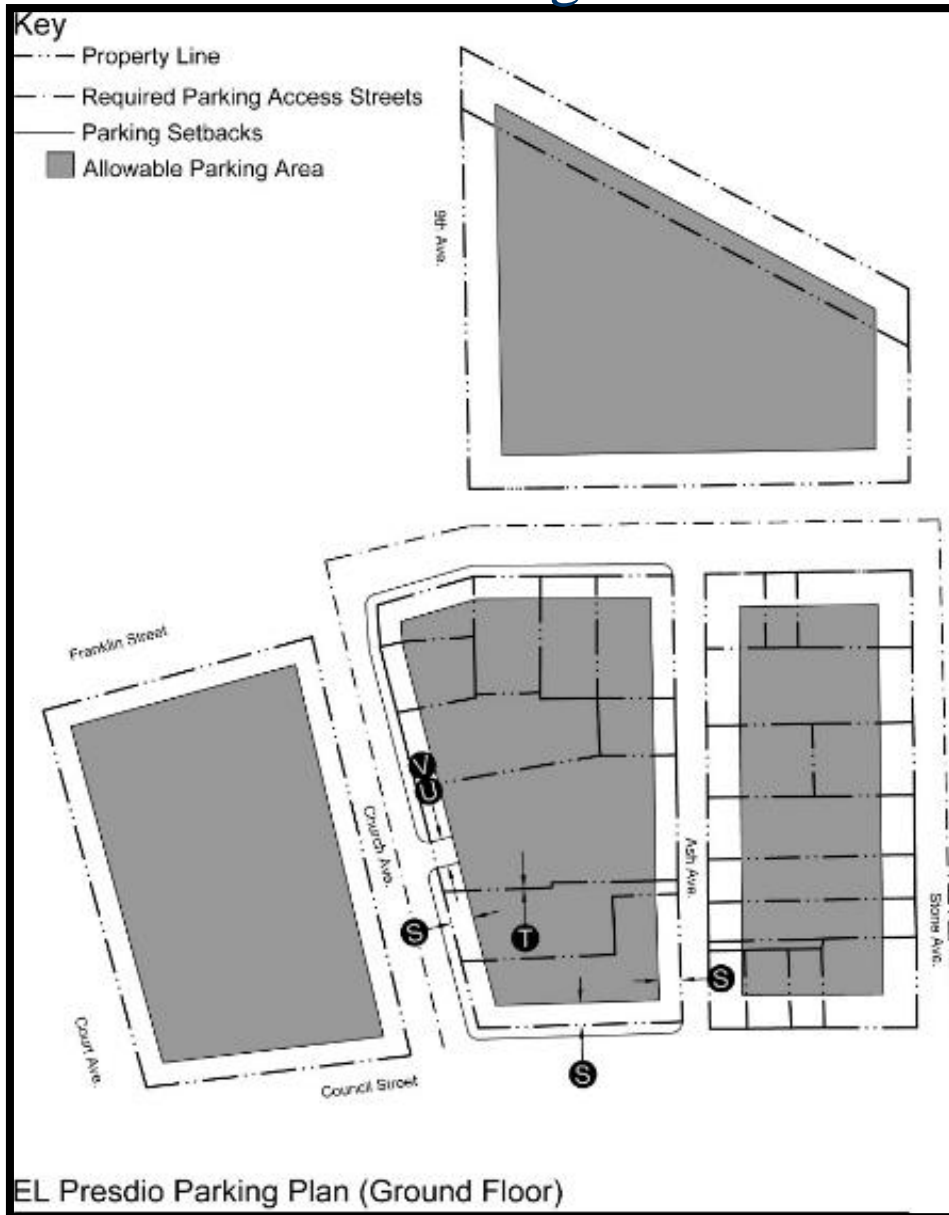


Open Space Standards

- 30 SF/DU or 30% of Lot Area for **Multi-Unit Dwellings**
- Minimum of 30% of Lot Area for **Non-Residential**
- 50% of open space for landscape area
- Pedestrian access to open space required with adequate shade provided
- Main entrance location off of primary street

Example: El Presidio Sub-area (EPS)

Parking

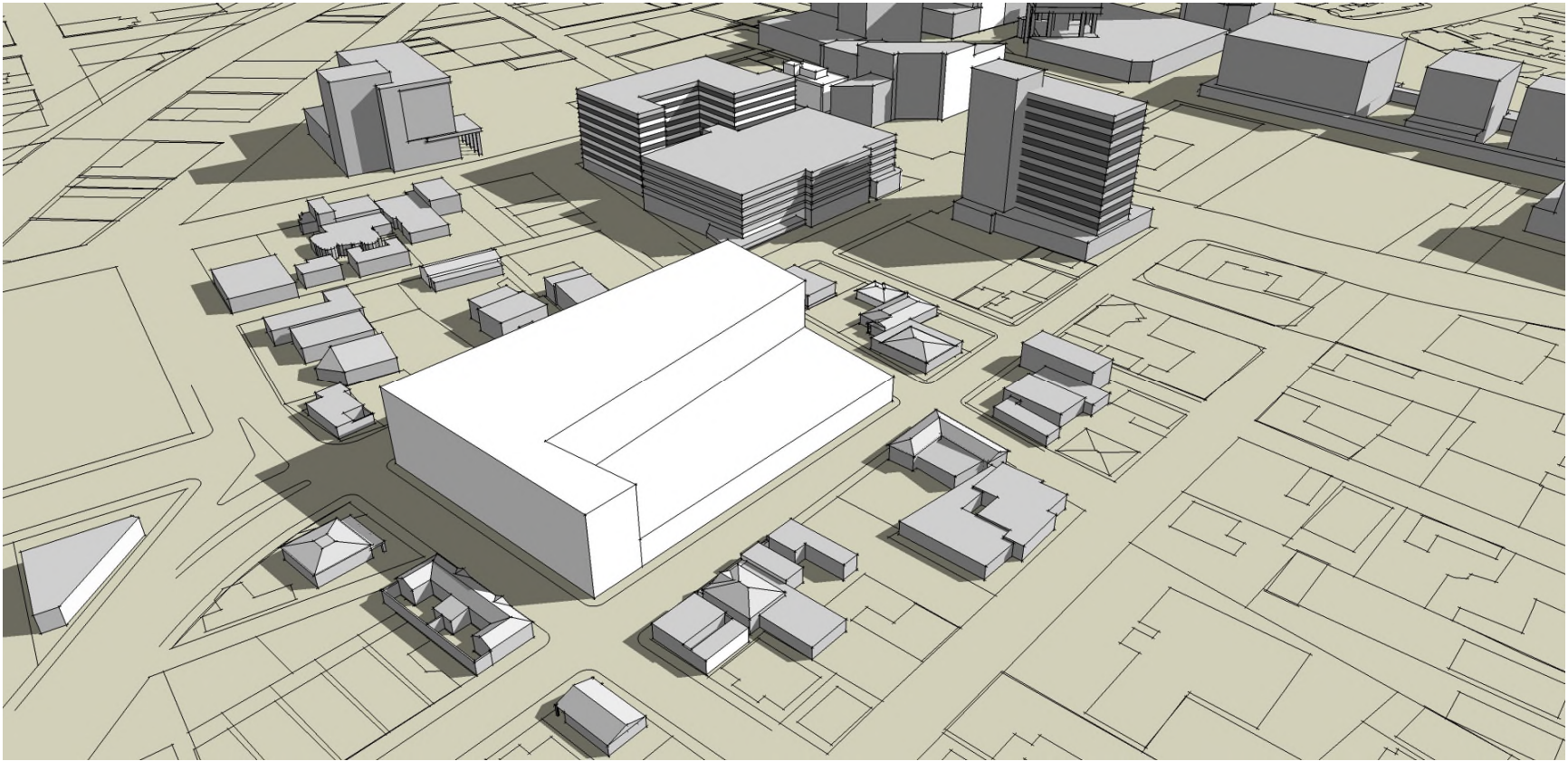


Parking Standards

- No off-street parking is required for **commercial uses**.
- **Residential uses** are required to provide 1 space per unit and parking must be **unbundled** from residential lease or sale.
- Further reduction in on-site parking can be achieved by a parking reduction program: leased spaces from an off-site location, etc.

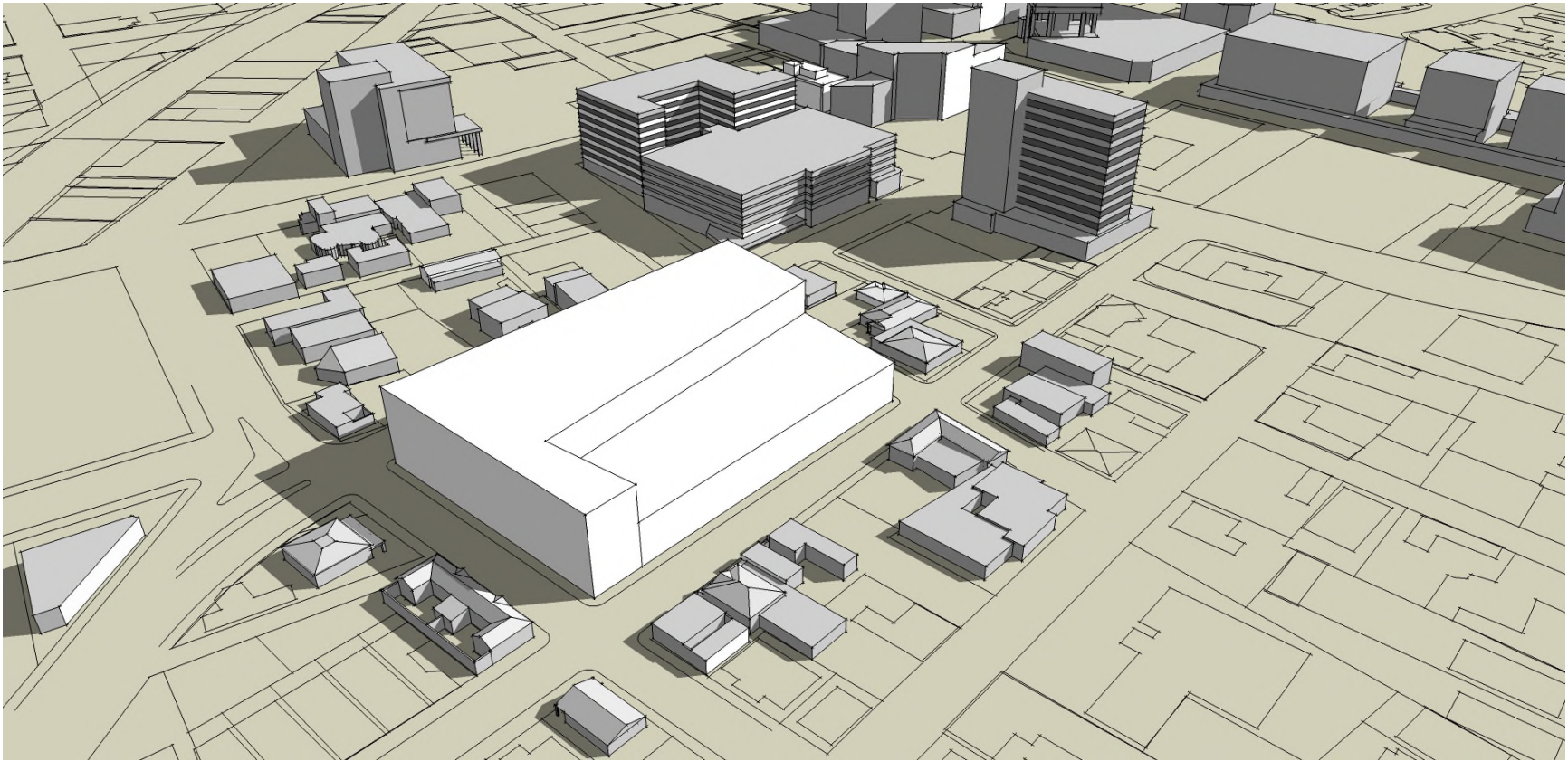
Example: El Presidio Sub-area (EPS)

Underlying Zoning allowable building envelope



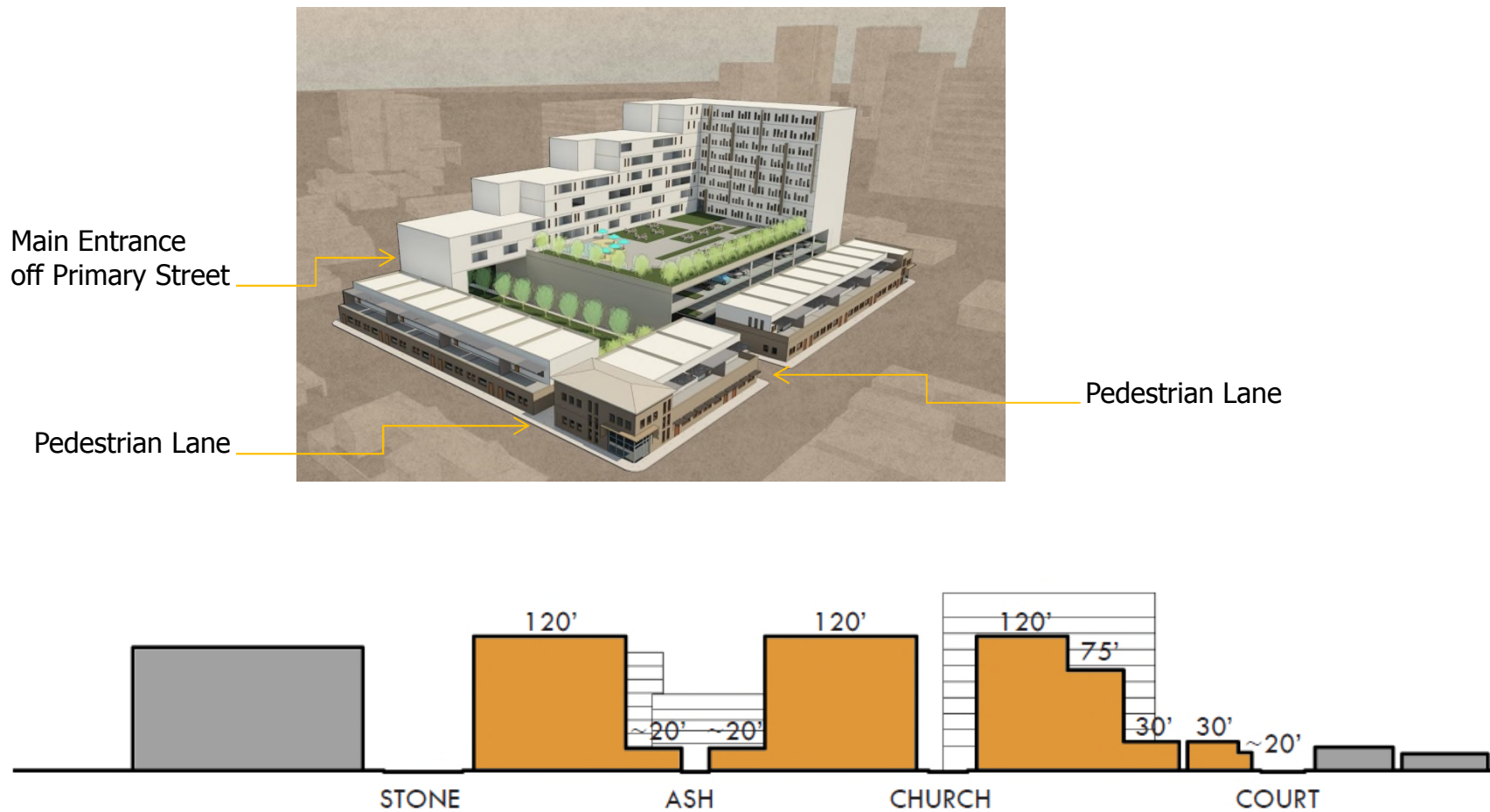
Example: El Presidio Sub-area (EPS)

Today's IID allowable building envelope



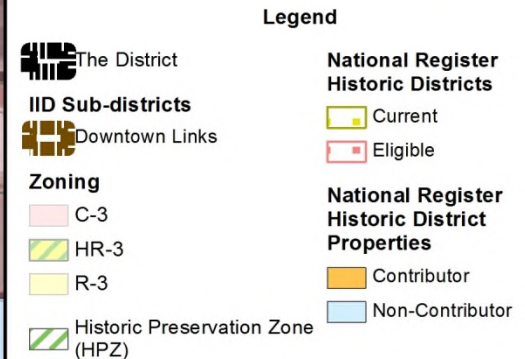
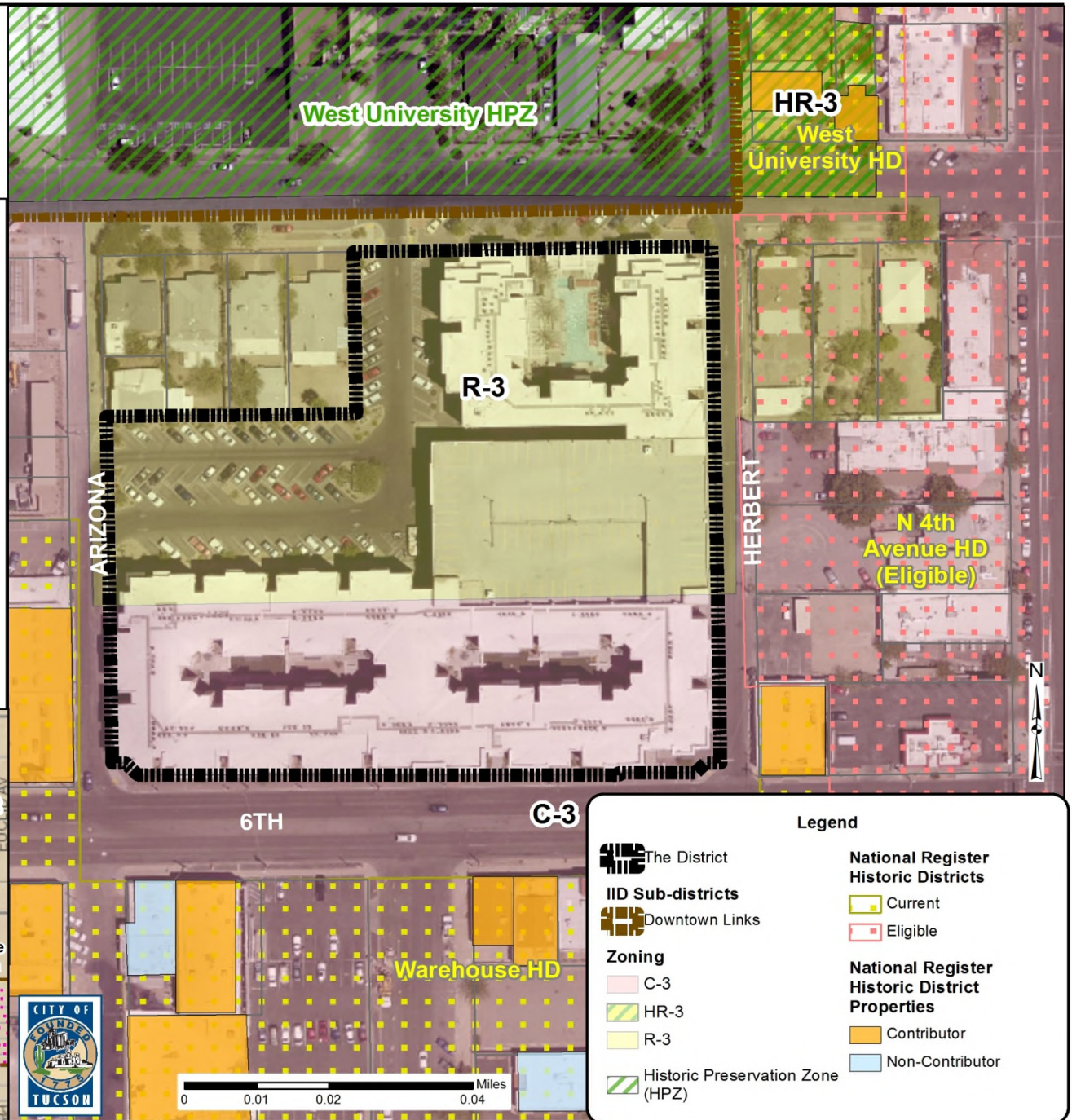
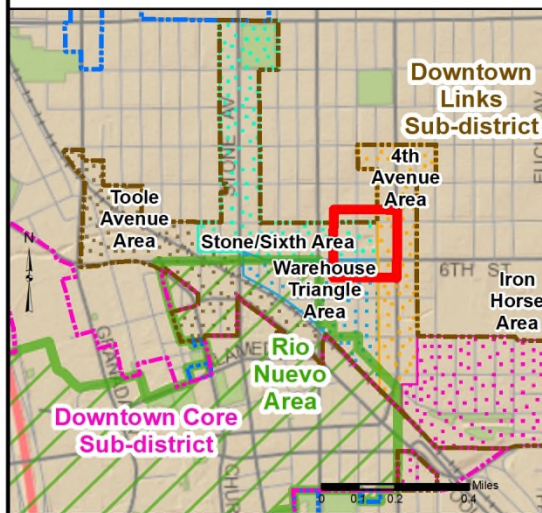
Example: El Presidio Sub-area (EPS)

Proposed IID allowable building massing



The District

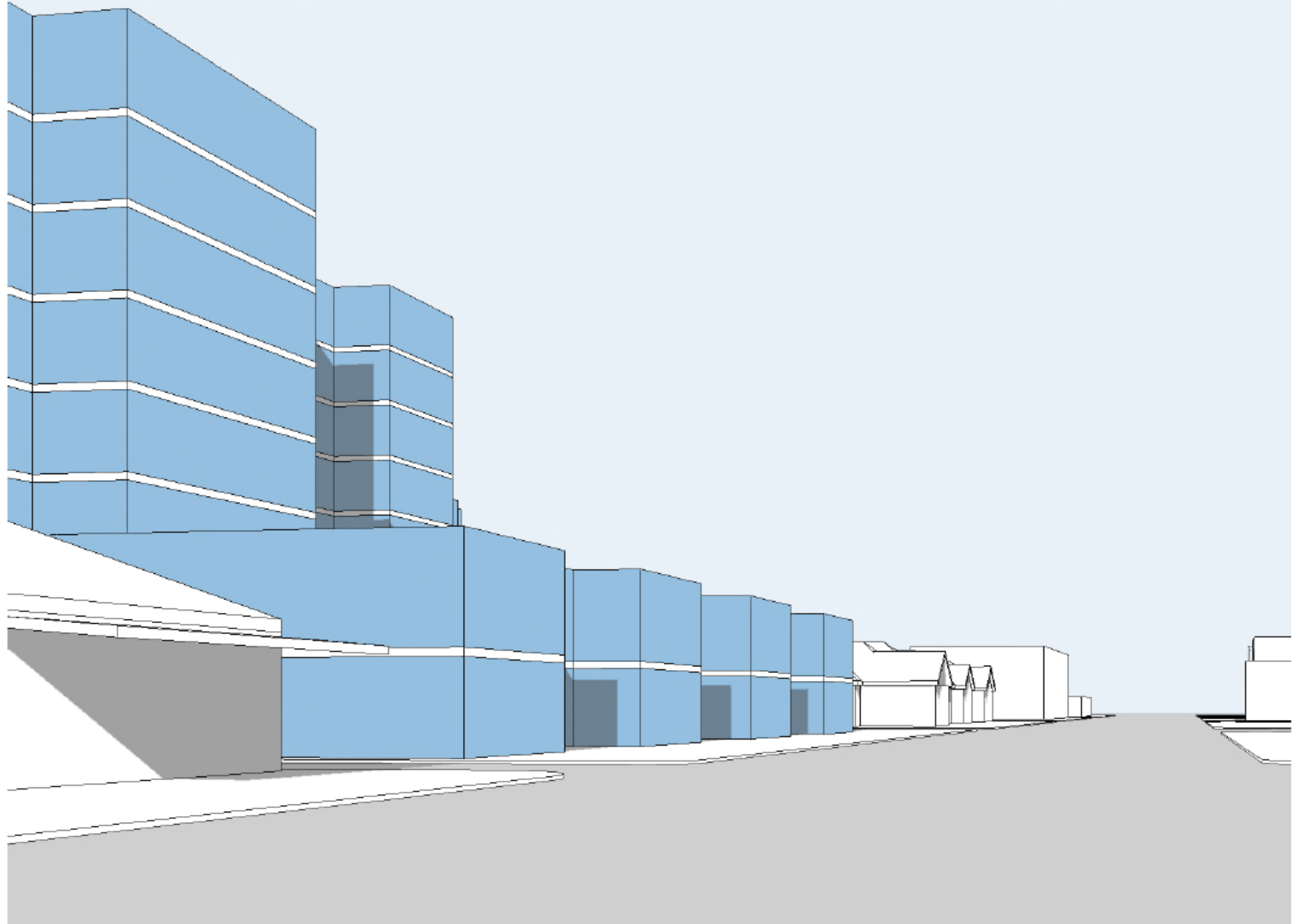
- **Downtown Infill Incentive District**
 - Downtown Links Sub-district
 - Stone-Sixth Area
- **Not in National Register Historic District**
 - Adjacent to Warehouse HD (current) and N 4th Avenue HD (eligible)
 - No individually listed NRHP buildings
- **Adjacent to West University HPZ**
- **C-3 and R-3 Zoning**



THE DISTRICT - 5TH STREET PERSPECTIVE



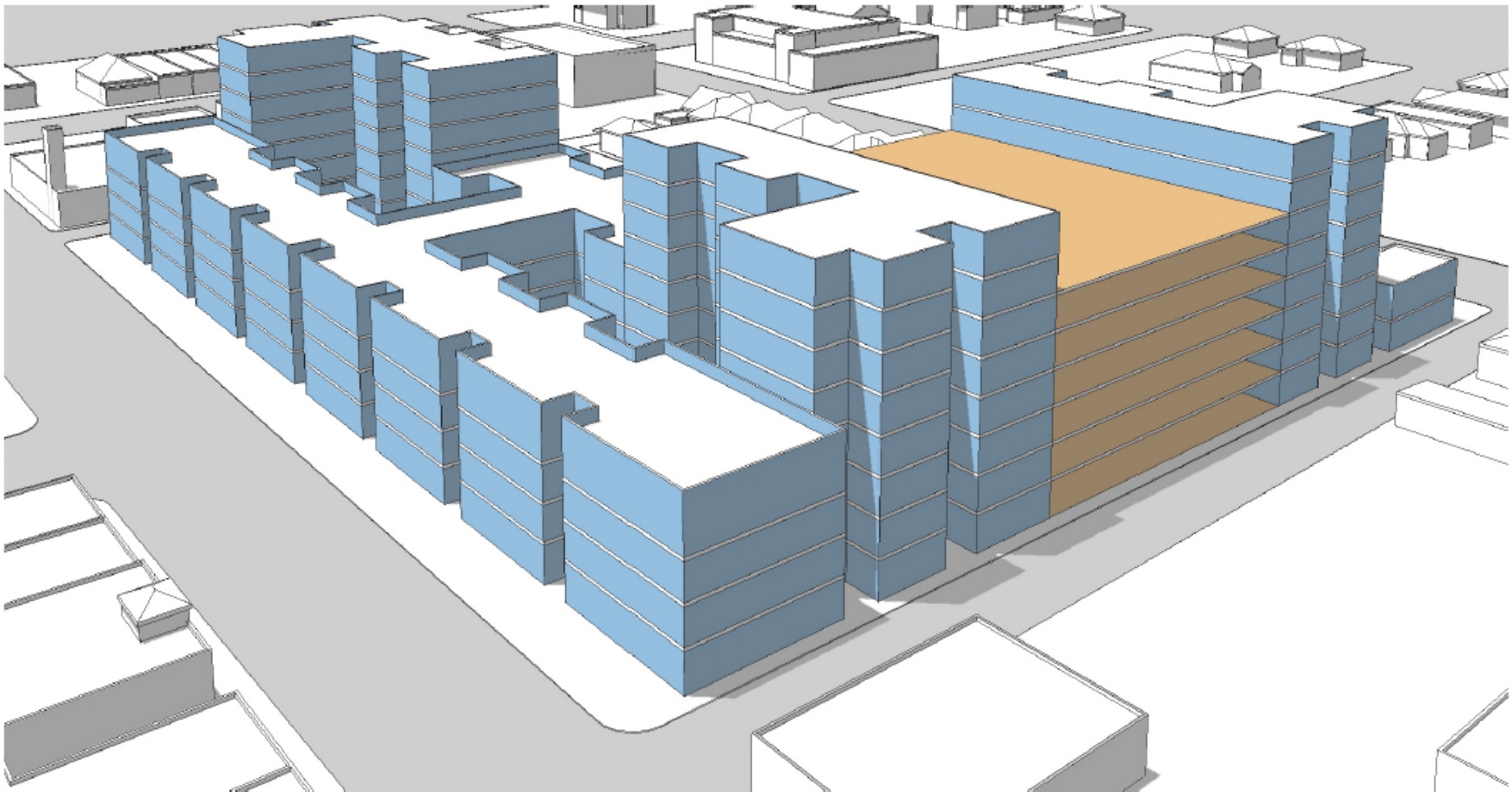
THE DISTRICT - DOWNTOWN LINKS 5TH STREET PERSPECTIVE



THE DISTRICT - AERIAL PERSPECTIVE FROM 6TH STREET

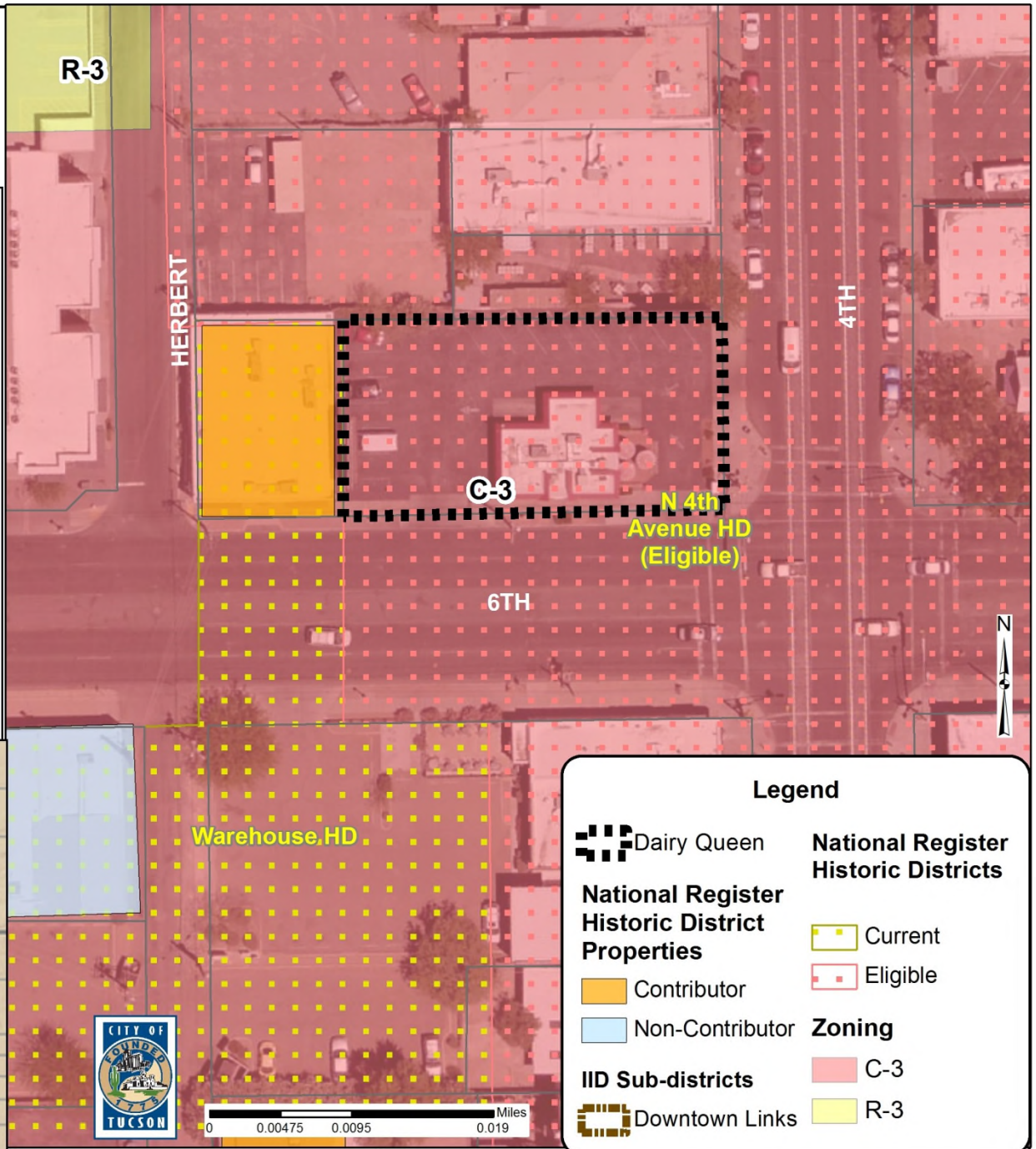
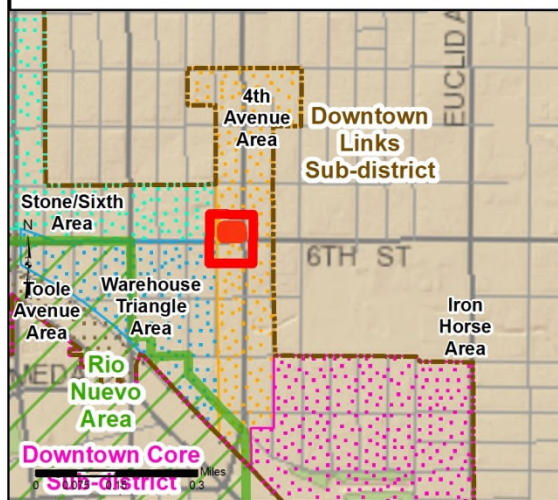


THE DISTRICT - DOWNTOWN LINKS AERIAL PERSPECTIVE



Dairy Queen

- **Downtown Infill Incentive District**
 - Downtown Links Sub-district
 - 4th Avenue Area
- Adjacent to contributing NRHP building
- No individually listed NRHP buildings
- Adjacent to Warehouse HD (current) and in 4th Avenue HD (eligible)
- **C-3 Zoning**

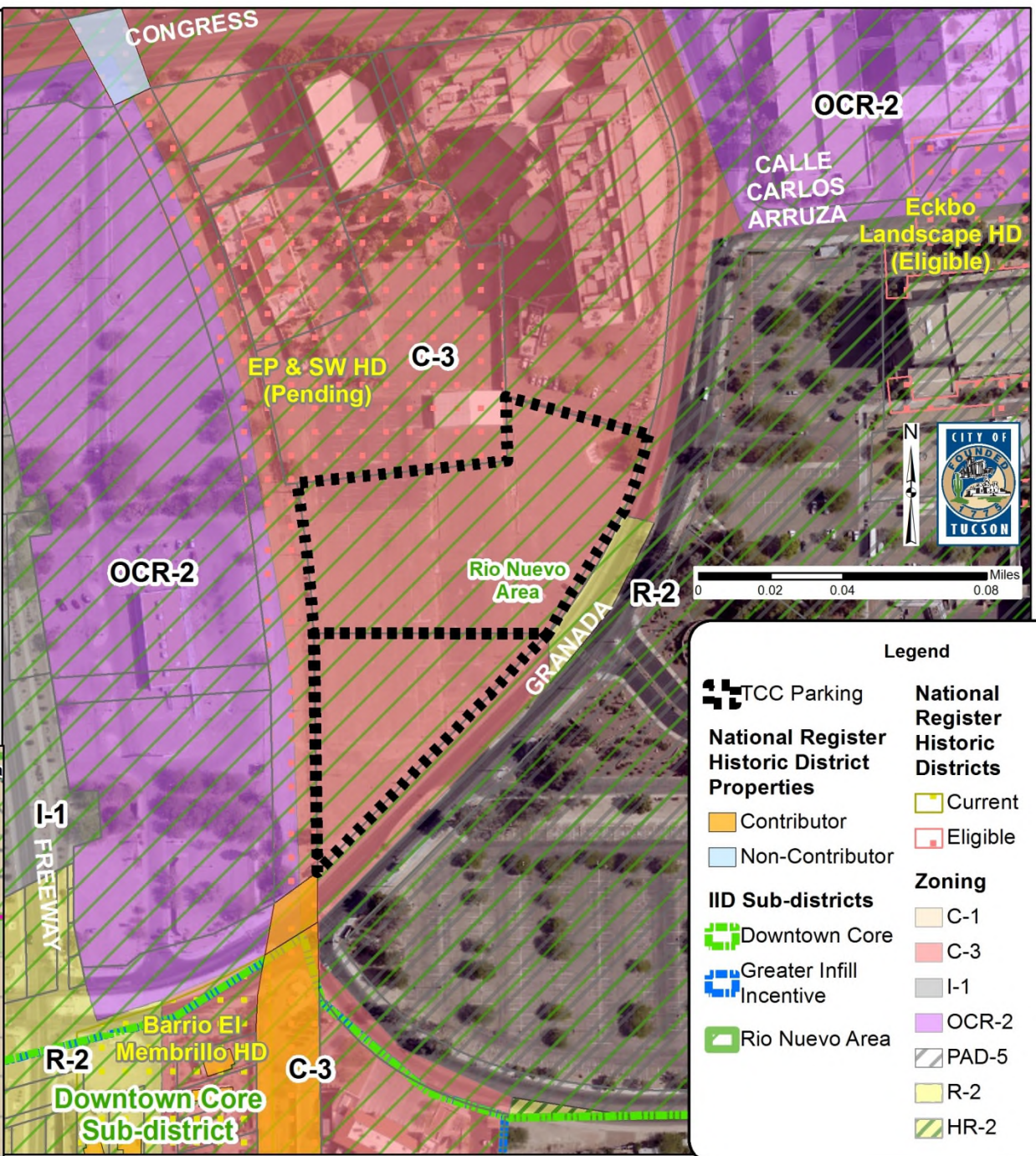
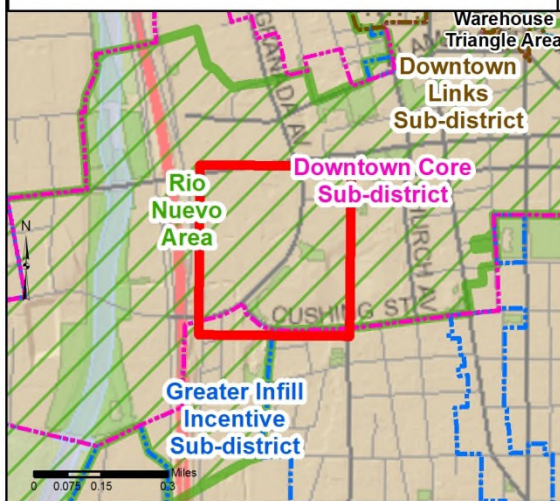


Legend

| | |
|---|---|
| Dairy Queen | National Register Historic Districts |
| National Register Historic District Properties | Current |
| Contributor | Eligible |
| Non-Contributor | Zoning |
| IID Sub-districts | C-3 |
| Downtown Links | R-3 |

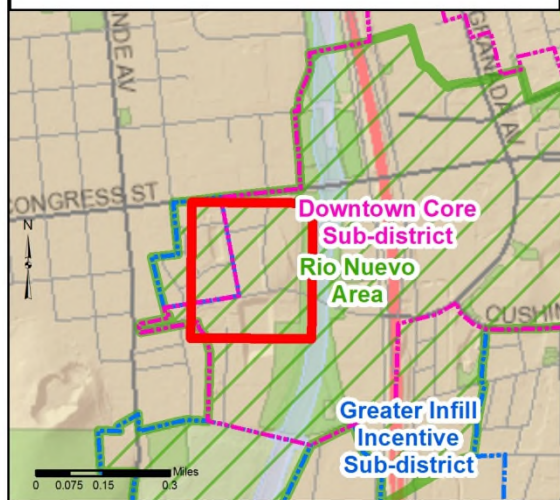
TCC Parking

- **Downtown Infill Incentive District**
 - Downtown Core Sub-district
 - Rio Nuevo Area
- **Adjacent to El Presidio HD (pending)**
- **C-3 Zoning**



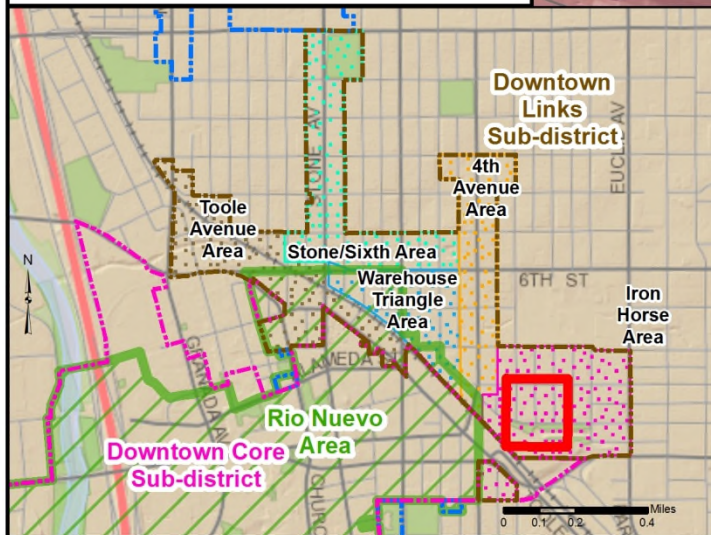
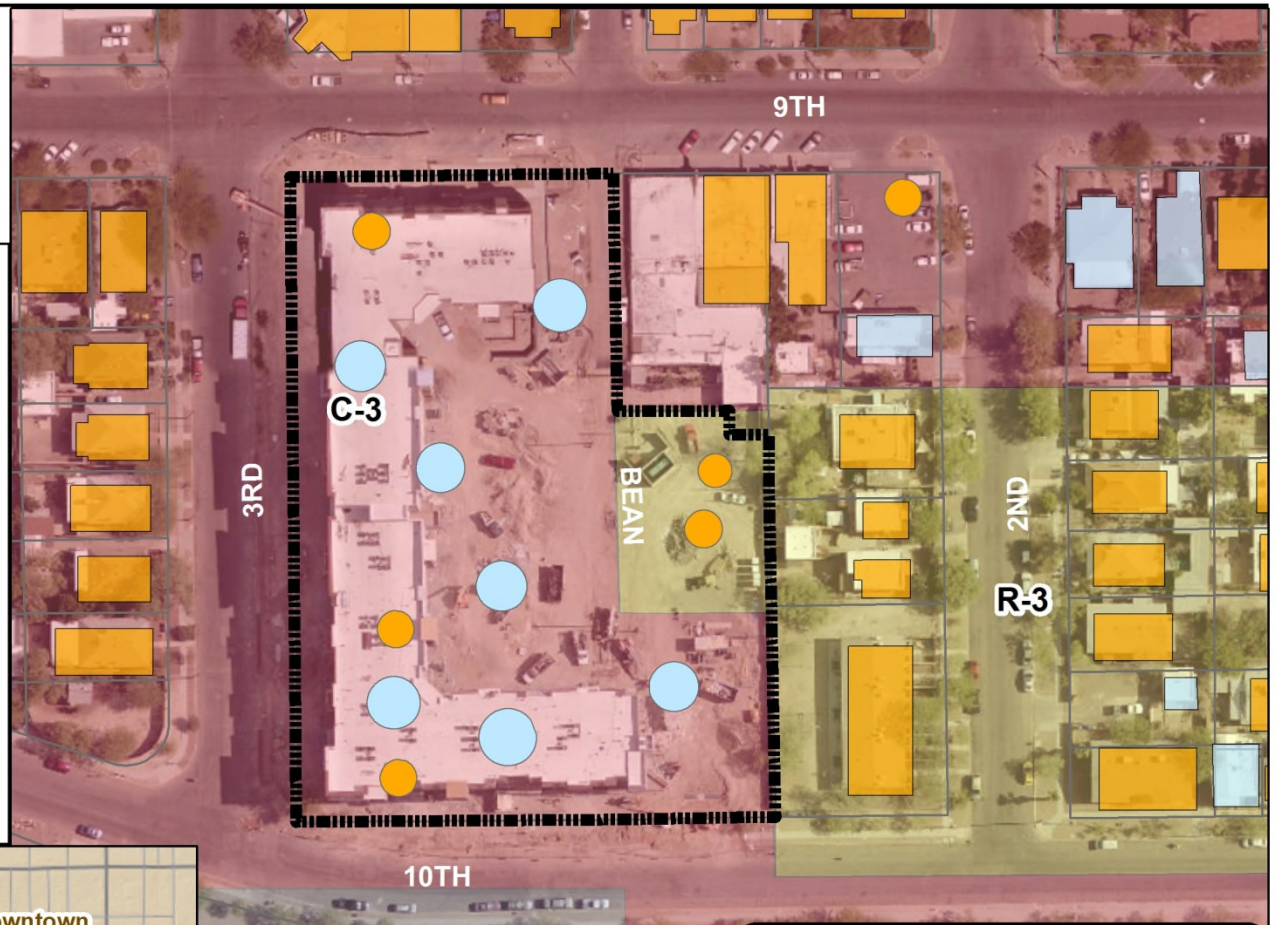
Streetcar West End

- **Downtown Infill Incentive District**
 - Downtown Core Sub-district
 - Rio Nuevo Area
- **I-1 Zoning**



The Junction

- **Downtown Infill Incentive District**
 - Downtown Links Sub-district
 - Iron Horse Area
- **Iron Horse Expansion National Register Historic District**
 - Demolished Contributing Properties
 - Demolished Non-contributing Properties
- **C-3 and R-3 Zoning**



Legend

The Junction

Zoning

- C-3
- I-1
- R-3

National Register Historic District Properties

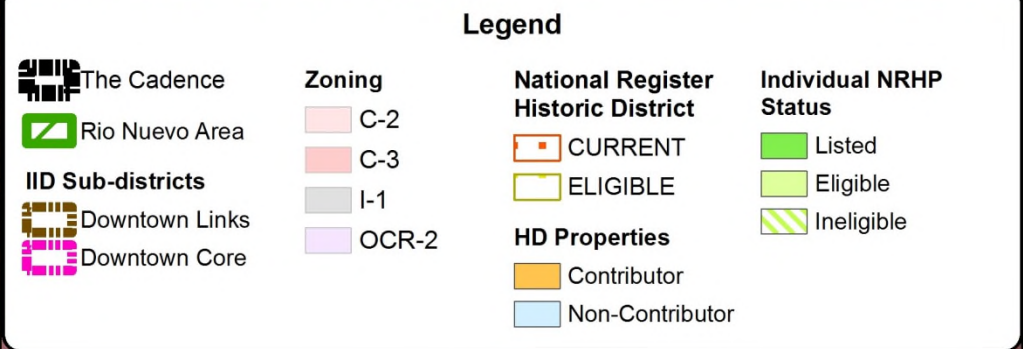
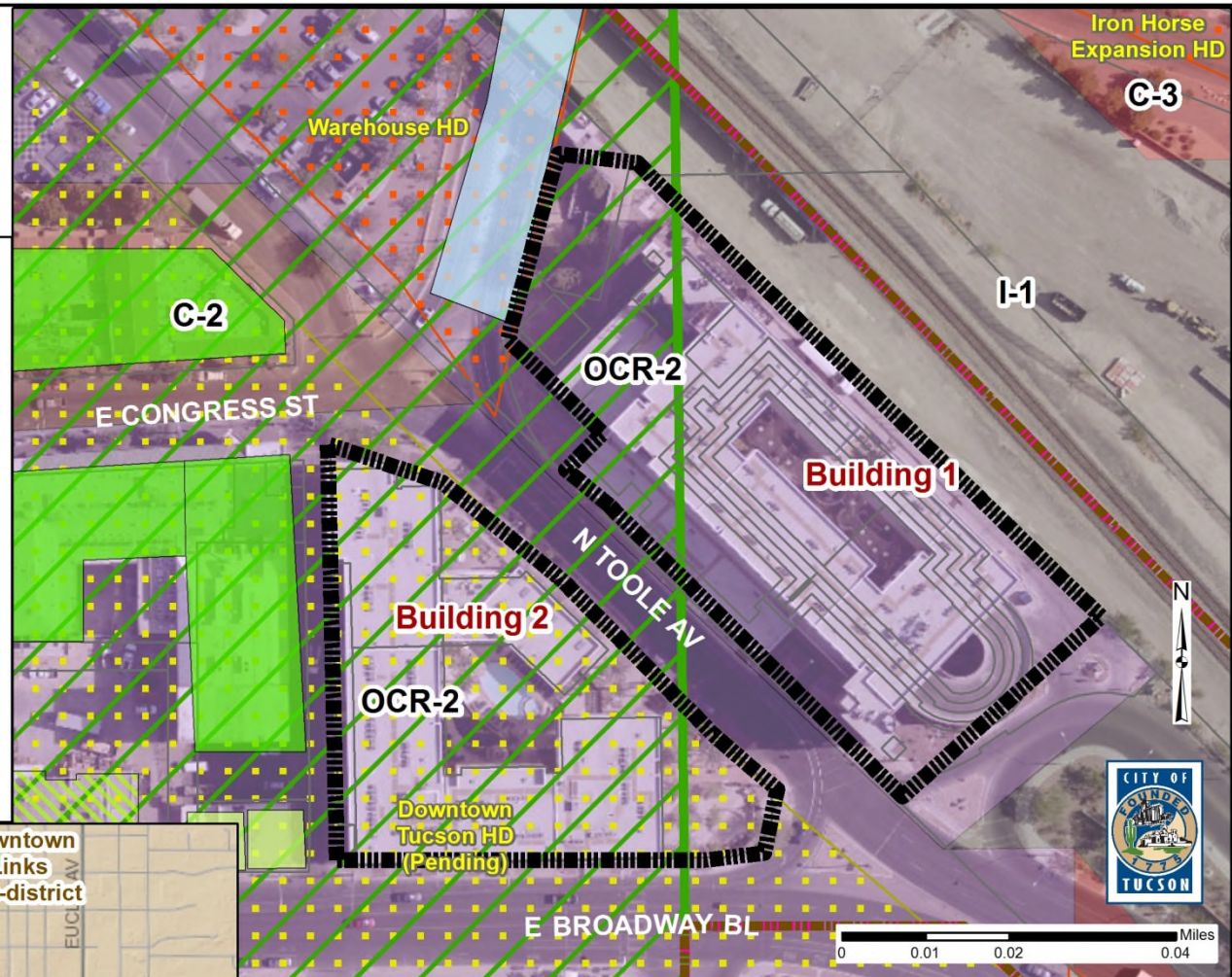
- Contributor
- Non-Contributor

Demolished Buildings in HD

- Contributor
- Non-Contributor

The Cadence

- **Downtown Infill Incentive District**
 - Downtown Core Sub-district
- **Rio Nuevo Area**
 - Buildings 1 and 2
- **Downtown Tucson National Register Historic District (Pending)**
 - Building 2 in Pending District
 - No individually listed NRHP buildings
- **OCR-2 Zoning**



Next Steps

- December 3 – Commission Public Hearing
 - Recommend a new sunset date
 - Recommend to adopt text amendment
- January 21, 2015 – M/C Pubic Hearing on IID
 - Pass a new sunset date
 - Adopt text amendment
- January 31, 2015 - Current IID version sunsets



Recommendation

Staff recommends the Planning Commission forward the proposed IID text amendment to Mayor and Council with a recommendation to adopt the revisions and set a new sunset date of January 31, 2019.

